

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
3.22
(ID # 4224)

MEETING DATE:

Tuesday, July 11, 2017

FROM : ECONOMIC DEVELOPMENT AGENCY (EDA) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES :

SUBJECT: ECONOMIC DEVELOPMENT AGENCY (EDA) AND DEPARTMENT OF PUBLIC SOCIAL SERVICES: Second Amendment to Lease - Department of Public Social Services, Rubidoux, Lease Extension, CEQA Exempt, District 2, [\$7,691,533] 56% Federal; 20% State; 5% County; 19% Realignment (Clerk to file Notice of Exemption)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Find that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 and Section 15061(b)(3);
2. Approve the attached Second Amendment to Lease and authorize the Chairman of the Board to execute the same on behalf of the County; and
3. Direct the Clerk of the Board to file the attached Notice of Exemption with the County Clerk within five working days of approval by the Board.

ACTION: Policy, CIP


Robert Perez, Assistant County Executive Officer/EDA

6/7/2017



Susan Von Zabern, Director of Public Social Services

6/8/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Perez, seconded by Supervisor Ashley and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: July 11, 2017
xc: EDA, DPSS, Recorder

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$1,263,955	\$1,530,443	\$7,691,533	\$0
NET COUNTY COST	\$ 63,198	\$ 76,522	\$ 384,577	\$0
SOURCE OF FUNDS: Federal 56%; State 20%; County 5%; Realignment 19%			Budget Adjustment:	No
			For Fiscal Year: 2017/18-2022/23	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Department of Public Social Services (DPSS) has been under lease at 5961 Mission Blvd. in Jurupa Valley since November, 2004 and for use by their Self Sufficiency, Adult and Children's Division's programs. The current term of their 10 year lease expires August 31, 2017. The facility continues to meet the needs of DPSS in serving the community and this Second Amendment to Lease (Amendment) extends the lease for an additional five years. The terms of the Amendment are as follows:

Lessor: Jurupa Mission Partners
78-100 Main Street, Suite 205
La Quinta, CA 92253

Premises Location: 5961 Mission Blvd.
Rubidoux, CA 92509

Size: 52,090 square feet

Term: Five years commencing September 1, 2017 and expiring August 31, 2022

	<u>Current</u>	<u>New</u>
Base Rent:	\$1.59 per sq. ft. \$82,823.12 per mo. \$993,877.44 per year	\$1.54 per sq. ft. \$80,218.00 per mo. \$962,616 per year
Operating Exp.	\$.58 per sq. ft. \$30,415.00 per mo. \$364,980.00 per year	\$.59 per sq. ft. \$30,734.00 per mo. \$368,808.00 per year
Base Rent Annual Increase:	2.5% annually	

Tenant

**SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA**

Improvements: Lessor to re-carpet and paint. Cost not to exceed \$300,000.00. County to reimburse 50% of the total expense of the requested improvements.

Pursuant to the California Environmental Quality Act (CEQA), the Amendment was reviewed and determined to be categorically exempt from CEQA under CEQA Guidelines Section 15301 Class 1-existing facilities and Section 15601 (b)(3) Common Sense Exemption. The proposed project is the extension of letting of property involving existing facilities and with minor tenant improvement alterations.

Impact on Residents and Businesses

DPSS will continue to provide program services that will benefit the residents of this region. This facility will continue to provide an economic impact to the area and through long term County jobs and businesses that will benefit from employee and client interaction.

SUPPLEMENTAL:

Additional Fiscal Information

See Attached Exhibits A, B, & C

DPSS will budget these costs in FY2016/17 through FY2022/23 and will reimburse EDA for all associated lease costs.

Contract History and Price Reasonableness

The lease rate is aligned with the current real estate market.

Attachments:

Exhibit A, B, & C

Notice of Exemption


Aerial Image

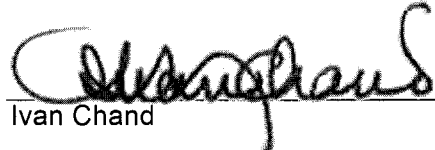
Second Amendment to Lease

RF:JWW:VC:VY:HR:tg RV338 18.957 13573

Minute Traq# 4224

SUBMITTAL TO THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA


Rekini Dasika, Principal Management Analyst 6/29/2017


Ivan Chand 7/3/2017


Gregory V. Priamos, Director County Counsel 6/9/2017

Exhibit A

FY 2017/18
DPSS Lease Cost Analysis
5961 Mission Blvd., Rubidoux, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	52,090	SQFT	
Approximate Cost per SQFT (July - Aug)	\$	1.59	
Approximate Cost per SQFT (Sep - June)	\$	1.54	
Lease Cost per Month (July - Aug)		\$	82,823.12
Lease Cost per Month (Sep - June)		\$	80,218.00
Total Lease Cost (July - Aug)		\$	165,646.24
Total Lease Cost (Sep - June)		\$	802,180.00
Total Estimated Lease Cost for FY 2017/18		\$	967,826.24

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		\$	6,250.80
Total Estimated Utility Cost			\$ 75,009.60
Estimated Operating Costs per Month (July-Aug)		\$	30,415.00
Estimated Operating Costs per Month (Sept - June)		\$	30,734.00
Total Estimated Operating Cost			\$ 368,170.00
Tenant Improvements - Not to exceed \$150,000.00 / 3 yrs			\$ 50,000.00
EDA Lease Management Fee - 3.79%			\$ 6,277.99
EDA Lease Management Fee - 4.92%			\$ 41,927.26
TOTAL ESTIMATED COST FOR FY 2017/18			\$ 1,509,211.09
Amount Approved in Previous Agreement FY 2017/18 AMOUNT FOR 2017/18		\$	245,255.83
			\$ 1,263,955.26
TOTAL COUNTY COST 5%			\$ 63,197.76

Exhibit B

FY 2018/19
DPSS Lease Cost Analysis
5961 Mission Blvd., Rubidoux, California

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office:	52,090	SQFT	
Approximate Cost per SQFT (July - Aug)	\$	1.54	
Approximate Cost per SQFT (Sep - June)	\$	1.58	
Lease Cost per Month (July - Aug)		\$	80,218.00
Lease Cost per Month (Sep - June)		\$	82,223.45
Total Lease Cost (July - Aug)		\$	160,436.00
Total Lease Cost (Sep - June)		\$	822,234.50
Total Estimated Lease Cost for FY 2018/19		\$	982,670.50

Estimated Additional Costs:

Utility Cost per Square Foot	\$	0.12	
Estimated Utility Costs per Month		\$	6,250.80
Total Estimated Utility Cost			\$ 75,009.60
Operating Cost per Square Foot	\$	0.59	
Estimated Operating Costs per Month		\$	30,734.00
Total Estimated Operating Cost			\$ 368,808.00
Tenant Improvements - Not to exceed \$150,000.00 / 3 yrs			\$ 53,000.00
EDA Lease Management Fee - 4.92%			\$ 50,954.99
TOTAL ESTIMATED COST FOR FY 2018/19			\$ 1,530,443.09
TOTAL COUNTY COST 5%			\$ 76,522.15

Exhibit C

**FY 2019/20 to FY 2022/23
DPSS Lease Cost Analysis
5961 Mission Blvd., Rubidoux, California**

ESTIMATED AMOUNTS

Total Square Footage to be Leased:

Current Office: 52,090 SQFT

	FY 2019/20	FY 2020/21	FY 2021/22 to FY 2022/23
Approximate Cost per SQFT (July - Aug)	\$ 1.58	\$ 1.62	
Approximate Cost per SQFT (Sep - June)	\$ 1.62	\$ 1.66	
Lease Cost per Month (July - Aug)	\$ 82,223.45	\$ 84,279.04	\$ 174,931.67
Lease Cost per Month (Sep - June)	\$ 84,279.04	\$ 86,386.01	\$ 88,545.66
Total Lease Cost (July - Aug)	\$ 164,446.90	\$ 168,558.07	\$ 349,863.35
Total Lease Cost (Sep - June)	\$ 842,790.36	\$ 863,860.12	\$ 885,456.62
Total Estimated Lease Cost for FY 2019/20 to FY 2022/23	\$ 1,007,237.26	\$ 1,032,418.19	\$ 1,235,319.97

Estimated Additional Costs:

Utility Cost per Square Foot	\$ 0.12	\$ 0.12	\$ 0.12
Estimated Utility Costs per Month	\$ 6,250.80	\$ 6,250.80	\$ 6,250.80
Total Estimated Utility Cost	\$ 75,009.60	\$ 75,009.60	\$ 87,511.20
Operating Cost per Square Foot	\$ 0.59	\$ 0.59	\$ 0.59
Estimated Operating Costs per Month	\$ 30,734.00	\$ 30,734.00	\$ 30,734.00
Total Estimated Operating Cost	\$ 368,808.00	\$ 368,808.00	\$ 430,276.00
Tenant Improvements - Not to exceed \$150,000.00 / 3 yrs	\$ 53,000.00	\$ -	\$ -
EDA Lease Management Fee - 4.92%	\$ 52,163.67	\$ 50,794.98	\$ 60,777.74
TOTAL ESTIMATED COST FOR FY 2019/20 to FY 2022/23	\$ 1,556,218.54	\$ 1,527,030.77	\$ 1,813,884.92
TOTAL COUNTY COST 5%	\$ 77,810.93	\$ 76,351.54	\$ 90,694.25

F11: Cost - Total Cost \$ **7,691,532.57**
F11: Net County Cost - Total Cost \$ **384,576.63**



Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

7/11/17 Date UB Initial

NOTICE OF EXEMPTION

May 4, 2017

Project Name: Riverside County Department of Public Social Services, Second Amendment to Lease, Mission Boulevard, Jurupa Valley

Project Number: FM042611033800

Project Location: 5961 Mission Boulevard, south of State Route 60, Jurupa Valley, California 92509; Assessor's Parcel Number (APN) 177-250-024 (See attached exhibits)

Description of Project: The County of Riverside (County) proposes to amend and extend the term of the lease with Jurupa Mission Partners (Lessor), commencing on September 1, 2017 and ending August 31, 2022. The Department of Public Social Services (DPSS) Self Sufficiency Adult and Children's Division has occupied the office space since November, 2004. The office and location continues to meet the needs of DPSS and this Second Amendment to the Lease Agreement extends the lease for an additional 5 years. The extension of the lease is identified as the proposed project under California Environmental Quality Act (CEQA). The leased facility consists of approximately 52,090 square feet and the project is the letting of property involving existing facilities; no expansion of an existing use will occur. As part of the agreement, the Lessor will also complete minor interior improvements, consisting of the replacement of carpet and interior painting to provide for the continued operation of the facility. The operation of the facility will continue to provide public services for the Self Sufficiency Adult and Children's Division and will not result in an increase in the intensity of the use of the site. No additional direct or indirect physical environmental impacts are anticipated.

Name of Public Agency Approving Project: County of Riverside, Economic Development Agency

Name of Person or Agency Carrying Out Project: County of Riverside, Economic Development Agency, Jurupa Mission Partners

Exempt Status: State CEQA Guidelines, Section 15301, Class 1, Existing Facilities Exemption; Section 15061(b) (3), General Rule or "Common Sense" Exemption, Codified under Title 14, Articles 5 and 19, Sections 15061 and 15300 to 15301.

Reasons Why Project is Exempt: The proposed project is categorically exempt from the provisions of CEQA specifically by the State CEQA Guidelines as identified below. The project will not result in any specific or general exceptions to the use of the categorical exemption as detailed under State CEQA Guidelines Section 15300.2. The project will not cause an impact to an environmental resource of hazardous or critical concern nor would the project involve unusual circumstances that could potentially have a significant effect on the environment. The project would not result in impacts to scenic highways, hazardous waste sites, historic resources, or other sensitive natural environments, or have a cumulative effect to the environment. No significant environmental impacts are anticipated to occur with the Second Amendment to the Lease.

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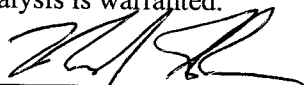
- Administration, Aviation, Business Intelligence, Cultural Services, Community Services, Custodial, Housing, Housing Authority, Information Technology, Maintenance, Marketing, Economic Development, Edward-Dean Museum, Environmental Planning, Fair & National Date Festival, Foreign Trade, Graffiti Abatement, Parking, Project Management, Purchasing Group, Real Property, Redevelopment Agency, Workforce Development

S:\Templates\EDA-006a-Letterhead-Color.doc

- **Section 15301 – Class 1 Existing Facilities Exemption:** This categorical exemption includes the operation, repair, maintenance, leasing, or minor alteration of existing public or private structures or facilities, provided the exemption only involves negligible or no expansion of the previous site's use. The project, as proposed, is limited to an amendment to a lease, will not increase or expand the use of the site, and is limited to the continued use of the site in a similar capacity; therefore, the project is exempt as the project meets the scope and intent of the Class 1 Exemption identified in Section 15301, Article 19, Categorical Exemptions of the CEQA Guidelines.
- **Section 15061 (b) (3) – “Common Sense” Exemption:** In accordance with CEQA, the use of the Common Sense Exemption is based on the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment.” State CEQA Guidelines, Section 15061(b) (3). The use of this exemption is appropriate if “it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.” *Ibid*. This determination is an issue of fact and if sufficient evidence exists in the record that the activity cannot have a significant effect on the environment, then the exemption applies and no further evaluation under CEQA is required. See *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal. 3d 68. The ruling in this case stated that if a project falls within a category exempt by administrative regulation or 'it can be seen with certainty that the activity in question will not have a significant effect on the environment', no further agency evaluation is required. With certainty, there is no possibility that the project may have a significant effect on the environment. The proposed Second Amendment to the Lease will not result in any direct or indirect physical environmental impacts. The use and operation of the facility will be substantially similar to the existing use and will not create any new environmental impacts to the surrounding area. No impacts beyond the ongoing, existing use of the site would occur. Therefore, in no way, would the project as proposed have the potential to cause a significant environmental impact and the project is exempt from further CEQA analysis.

Based upon the identified exemptions above, the County of Riverside, Economic Development Agency hereby concludes that no physical environmental impacts are anticipated to occur and the project as proposed is exempt under CEQA. No further environmental analysis is warranted.

Signed: _____



Date: _____

5/4/17

Mike Sullivan, Senior Environmental Planner
County of Riverside, Economic Development Agency

RIVERSIDE COUNTY CLERK & RECORDER

**AUTHORIZATION
TO BILL
BY JOURNAL VOUCHER**

Project Name: DPPS Second Amendment to Lease Mission Boulevard, Jurupa Valley

Accounting String: 524830-47220-7200400000 - FM042611033800

DATE: May 4, 2017

AGENCY: Riverside County Economic Development Agency

THIS AUTHORIZES THE COUNTY CLERK & RECORDER TO BILL FOR FILING AND HANDLING FEES FOR THE ACCOMPANYING DOCUMENT(S).

NUMBER OF DOCUMENTS INCLUDED: One (1)

AUTHORIZED BY: Mike Sullivan, Senior Environmental Planner, Economic Development Agency

Signature: 

PRESENTED BY: Heidi Rigler, Senior Real Property Agent, Economic Development Agency

-TO BE FILLED IN BY COUNTY CLERK-

ACCEPTED BY: -

DATE: -

RECEIPT # (S) -



Date: May 4, 2017
To: Mary Ann Meyer, Office of the County Clerk
From: Mike Sullivan, Senior Environmental Planner, Project Management Office
Subject: **County of Riverside Economic Development Agency Project # FM042611033800**
DPPS Second Amendment to Lease Mission Boulevard, Jurupa Valley

The Riverside County's Economic Development Agency's Project Management Office is requesting that you post the attached Notice of Exemption. Attached you will find an authorization to bill by journal voucher for your posting fee.

After posting, please return the document to:

Mail Stop #1330

Attention: Mike Sullivan, Senior Environmental Planner,

Economic Development Agency,

3403 10th Street, Suite 400, Riverside, CA 92501

If you have any questions, please contact Mike Sullivan at 955-8009.

Attachment

cc: file

1 **SECOND AMENDMENT TO LEASE**
2 **5961 Mission Blvd, Rubidoux, California**
3

4 This **SECOND AMENDMENT TO LEASE** ("Second Amendment") dated as of
5 *July 11, 2017* is entered by and between **JURUPA MISSION PARTNERS**, a
6 California Limited Liability Company ("Lessor"), and the **COUNTY OF RIVERSIDE**, a
7 political subdivision of the State of California ("County"), as Lessee, sometimes
8 collectively referred to as the "Parties".

9 **1. Recitals**

10 a. Lessor and County have entered into that certain Lease, dated
11 November 23, 2004, ("Original Lease") pursuant to which Lessor has agreed to lease
12 to County and County has agreed to lease from Lessor that certain building located at
13 5961 Mission Blvd., in the City of Riverside, State of California, (Building), as more
14 particularly shown in the original Lease (the "Original Premises").

15 b. The Original Lease has been amended by:

16 i. That certain First Amendment to Lease dated August 1,
17 2006, by and between Lessor and County (the "First Amendment"), whereby the
18 Parties amended the Lease to revise and restate the terms of the lease.

19 NOW THEREFORE, for good and valuable consideration the receipt and
20 adequacy of which is hereby acknowledged, the parties agree as follows:

21 **2. Term:** Section 4 of the Lease is hereby amended by extending the lease
22 five years ("Extension Term") commencing September 1, 2017, and terminating August
23 31, 2022.

24 **3. Rent:** Section 5.1 of the Lease is hereby amended by the following:
25 Base Rent during the Extension Term shall be \$80,218.00 per month commencing
26 September 1, 2017.

27
28
JUL 11 2017 3.22

1 **4. Cost of Living Adjustment.** Section 5.2 of the Lease shall be deleted
2 in its entirety and replaced with the following:

3 **5.2 Rent Increase.** Notwithstanding the provisions of Section 5.1 of the
4 Lease, the monthly base rent shall be increased on each anniversary of the Extension
5 Term by an amount equal to 2.5% of the rent in effect the month prior to the increase.

6 **5. Tenant Improvements by Lessor.** Section 12 of the Lease is hereby
7 amended to add subsections 12.1.7 by the following:

8 **12.1.7** Lessor, at its expense shall construct those certain leasehold
9 improvements as stated herein ("Additional Improvements"). The Additional
10 Improvements shall be constructed generally in accordance with the provisions of
11 Exhibit "F" of the Lease (to the extent applicable) and in accordance with selections by
12 County as stated in the attached Exhibit J.

13 Lessor, at its sole cost and expense, not subject to reimbursement by
14 County, except as stipulated in Section 12.1.7(c), shall:

15 (a) Install new carpet in all sections currently carpeted. Lessor's
16 responsibility shall include lifting of workstations utilizing Shaw furniture jacks, removal
17 of existing carpet, and installation of carpet and base. In addition, Lessor shall repaint
18 the interior premises. County's responsibility shall include packing of files, moving of
19 files and hard walled office furniture and removal of art, etc. on walls.

20 (b) Upon approval by County Board of Supervisors said work to
21 commence on a mutually agreeable date requested by County upon approval by
22 County Board of Supervisors. Work to be completed in phases after hours.

23 (c) The cost of said tenant improvements and other related costs shall
24 not exceed \$300,000.00. Upon receipt of an itemized statement, County shall
25 reimburse Lessor fifty (50%) percent of said improvements. Reimbursement shall be
26 made in the following manner:

27 (i) One third (1/3) of the not-to-exceed reimbursement amount of
28 \$300,000.00 shall be paid within forty five (45) days after completion and receipt of

1 invoices with supporting documentation as required.

2 (ii) One half (1/2) of the remaining balance, together with interest
3 thereon at the rate of six percent (6%) per annum from the date of substantial
4 completion to the date of payment, shall be paid on or before October 1st of the
5 County fiscal year following the fiscal year in which the initial payment referenced in
6 section 12.1.7(b) was paid.

7 (iii) The remaining balance together with interest thereon at the
8 rate of six percent (6%) per annum, from the date of substantial completion until the
9 date of payment, shall be paid on or before October 1st of the County fiscal year
10 following the fiscal year in which the payment referenced in section 9.1(b) above was
11 paid.

12 **6. Notices.** Section 21 of the Lease is hereby amended by the following:

13 County:

Lessor:

14 County of Riverside

Jurupa Mission Partners, LLC

15 Economic Development Agency

78-100 Main Street, Suite 205

16 3403 10th St., Suite 400

La Quinta, CA 92253

17 Riverside, CA

18 **7. Capitalized Terms: Second Amendment to Prevail.** Unless defined
19 herein or the context requires otherwise, all capitalized terms herein shall have the
20 meaning defined in the Lease, as heretofore amended. The provision of this Second
21 Amendment shall prevail over any inconsistency or conflicting provision of the Lease,
22 as heretofore amended, and shall supplement the remaining provision thereof.

23 **8. Miscellaneous.** Except as amended or modified herein, all the terms of
24 the Lease shall remain in full force and effect and shall apply with the same force and
25 effect. If any provisions of this Amendment or the Lease shall be determined to be
26 illegal or unenforceable, such determination shall not affect any other provision of the
27 Lease and all such other provisions shall remain in full force and effect. The language
28 in all parts of the Lease shall be construed according to its normal and usual meaning

1 and not strictly for or against either Lessor or County. Neither this Amendment, nor the
2 Original Lease, nor any notice nor memorandum regarding the terms hereof, shall be
3 recorded by County.

4 **9. Effective Date.** This Second Amendment to Lease shall not be binding
5 or consummated until its approval by the Riverside County Board of Supervisors and
6 fully executed by the Parties.

7 **In Witness Whereof,** the Parties have executed this Second Amendment as of
8 the dated first written above.

9 Dated: JUL 11 2017

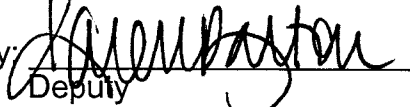
10
11 LESSEE:
County of Riverside

11 LESSOR:
Jurupa Mission Partners, LLC

12
13 By: 
14 Chairman
Board of Supervisors
JOHN TAVAGLIONE

13 By: 
14 Lawrence P. Langner, Manager

15
16 ATTEST:
Kecia Harper-Ihem
17 Clerk of the Board

18 By: 
19 Deputy

20 APPROVED AS TO FORM:
21 Gregory P. Priamos, County Counsel

22 By: 
23 Deputy County Counsel

24
25 HR:tg/050417/RV338/18.956
26
27
28

DPSS STANDARD INTERIOR FINISHES LIST

February_2015

OPTIONS 1_Limerick

Exhibit "J"

ITEM	SPECIFICATION	LOCATION	CONTACT
PAINT			
P/1	Manf: Dunn Edwards/Suprema Color: DE6299 Limerick Finish: Eggshell	Accent Walls	
P/2	Manf: Dunn Edwards/Suprema Color: DE6111 S'mores Finish: Eggshell	Accent Walls	
P/3	Manf: Dunn Edwards/Suprema Color: DEC764 Inside Passage Finish: Eggshell, Semi-gloss @ Restrooms	General Area,	
P/4	Manf: Dunn Edwards/Suprema Color: DE6207 Egyptian Sand Finish: Eggshell	General Area, Accent Walls	
P/5	Manf: Dunn Edwards/Suprema Color: DE6198 Cream Wave Finish: Eggshell	Offices, Storage Rm, Comm Rm <i>Not Displayed on Board</i>	
	Manf: Dunn Edwards/Suprema Color: DE5794 Lake Winnipeg Finish: Eggshell	SFIS and DMV Background	
CORNER GUARD			
	Manf: In Pro Corp. Style: 160 Series High Impact Color: Antique White Size: 2" Thick	General	www.inprocorp.com 800.222.5556
CARPET			
C/1	Manf: Shaw Style: Tranparent 59563 Color: Sea Glass 62560 Type: Tile Layout: Random		Russel Kitchens 951-830-8716 **Pricing \$30 sq.ft.
*C/1A	Optional Pattern: Glaze 59562 Manf: Shaw	**Pattern not displayed on board	

ITEM	SPECIFICATION	LOCATION	CONTACT
C/2	Style: Transparent 59563 Color: Moonstone 62500 Type: Tile Layout: 1/4 Turn		Russel Kitchens 951-830-8716
	Manf: Shaw Style: Portal Tile 5T035 Color: Black Chocolate 34751 Type: Walk Off Tile Layout: Monolithic	Lobby & Employee Entrance	
RUBBER BASE			
RB/1	Manf: Burke Flooring Style: Burke Base - 1/8" Cove Color: 597 Mocha Size: 4" H	General	
VINYL COMPOSITION TILE			
VCT/1	Manf: Armstrong Style: Excelon Stonetex Color: 52139 Limestone Beige Size: 12" x 12"	Break Room, Storage Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
VCT/2	Manf: Armstrong Style: Excelon Stonetex Color: 52168 Golden Fossil Size: 12" x 12"	Break Room, Storage Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
VCT/3	Manf: Armstrong Style: Imperial Texture Standard Excelon Color: 51899 Cool White Size: 12" x 12"	Comm. Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
PROCELAIN TILE FLOOR			
PT/1	Manf: Daltile Style: City View Color: CY05 - Neighborhood Park Size: 18 x 18 or 12 x 24	Lobby	Katie Brassieur 909-851-6510
PT/2	Manf: Daltile Style: City View Color: CY07 - Village Café Size: 18 x 18 or 12 x 24	Lobby <i>Not displayed on board</i>	Katie Brassieur 909-851-6510
PT/Grout	Manf: Custom Building Products Style: Polyblend Grout Colors Color: 52 Tobacco		
CERAMIC TILE WALL			
CT/1	Manf: Daltile Style: Modern Dimensions Color: 0161 Urban Putty Size: 4.5" x 8.5"	Border, Accent Restroom Wall Tile 5' High from floor	Katie Brassieur 909-851-6510 CMAS Contract # 4-00-56-0005A
ITEM	SPECIFICATION	LOCATION	CONTACT

DPSS STANDARD INTERIOR FINISHES LIST

February_2015

OPTIONS 2_ Plum Wine

ITEM	SPECIFICATION	LOCATION	CONTACT
PAINT			
P/1	Manf: Dunn Edwards/Suprema Color: DE5978 Plum Wine Finish: Eggshell	Accent Walls	
P/2	Manf: Dunn Edwards/Suprema Color: SW7680 Lanyard Finish: Eggshell	Accent Walls	
P/3	Manf: Dunn Edwards/Suprema Color: DEC764 Inside Passage Finish: Eggshell, Semi-gloss @ Restrooms	General Area,	
P/4	Manf: Dunn Edwards/Suprema Color: DE6207 Egyptian Sand Finish: Eggshell	General Area, Accent Walls	
P/5	Manf: Dunn Edwards/Suprema Color: DE6198 Cream Wave Finish: Eggshell	Offices, Storage Rm, Comm Rm <i>Not Displayed on Board</i>	
	Manf: Dunn Edwards/Suprema Color: DE5794 Lake Winniepeg Finish: Eggshell	SFIS and DMV Background	
CORNER GUARD			
	Manf: In Pro Corp. Style: 160 Series High Impact Color: Antique White Size: 2" Thick	General	www.inprocorp.com 800.222.5556
CARPET			
C/1	Manf: Shaw Style: Emotion Tile 59343 Color: Stealing Beauty 40500 Type: Tile Layout: Monolithic		Russel Kitchens 951-830-8716 **Pricing \$30 sq.ft.
*C/1A	Optional Pattern: Balance Tile 59340	* Pattern not displayed on board	
ITEM	SPECIFICATION	LOCATION	CONTACT

C/2	Manf: Shaw Style: Transparent 59563 Color: Moonstone 62500 Type: Tile Layout: Monolithic		Russel Kitchens 951-830-8716
	Manf: Shaw Style: Portal Tile 5T035 Color: Black Chocolate 34751 Type: Walk Off Tile Layout: Monolithic	Lobby and Employee Entrance	
RUBBER BASE			
RB/1	Manf: Burke Flooring Style: Burke Base - 1/8" Cove Color: 597 Mocha Size: 4" H	General	
VINYL COMPOSITION TILE			
VCT/1	Manf: Armstrong Style: Excelon Stonetex Color: 52128 Desrt Dust Size: 12" x 12"	Break Room, Storage Room	Continential Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
VCT/2	Manf: Armstrong Style: Excelon Stonetex Color: 52179 Black Jewel Orchid Size: 12" x 12"	Break Room, Storage Room	Continential Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
VCT/3	Manf: Armstrong Style: Imperial Texture Standard Excelon Color: 51899 Cool White Size: 12" x 12"	Comm. Room	Continential Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
PROCELAIN TILE FLOOR			
PT/1	Manf: Daltile Style: City View Color: CY05 - Neighborhood Park Size: 18 x 18 or 12 x 24	Lobby	Katie Brassieur 909-851-6510
PT/2	Manf: Daltile Style: City View Color: CY07 - Village Café Size: 18 x 18 or 12 x 24	Lobby <i>Not displayed on board</i>	Katie Brassieur 909-851-6510
PT/Grout	Manf: Custom Building Products Style: Polyblend Grout Colors Color: 52_Tobacco		Katie Brassieur 909-851-6510
ITEM	SPECIFICATION	LOCATION	CONTACT

DPSS STANDARD INTERIOR FINISHES LIST

February 2015

OPTIONS 3_ Dill Grass

ITEM	SPECIFICATION	LOCATION	CONTACT
PAINT			
P/1	Manf: Dunn Edwards/Suprema Color: DE5536 Dill Grass Finish: Eggshell	Accent Walls	
P/2	Manf: Dunn Edwards/Suprema Color: DE5300 Burmese Gold Finish: Eggshell	Accent Walls	
P/3	Manf: Dunn Edwards/Suprema Color: DEC764 Inside Passage Finish: Eggshell, Semi-gloss @ Restrooms	General Area,	
P/4	Manf: Dunn Edwards/Suprema Color: DE6207 Egyptian Sand Finish: Eggshell	General Area, Accent Walls	
P/5	Manf: Dunn Edwards/Suprema Color: DE6198 Cream Wave Finish: Eggshell	Offices, Storage Rm, Comm Rm <i>Not Displayed on Board</i>	
	Manf: Dunn Edwards/Suprema Color: DE5794 Lake Winnipeg Finish: Eggshell	SFIS and DMV Background	
CORNER GUARD			
	Manf: In Pro Corp. Style: 160 Series High Impact Color: Antique White Size: 2" Thick	General	www.inprocorp.com 800.222.5556
C/1	Manf: Shaw Style: Transparent 59563 Color: Pottery 62755 Type: Tile Layout: Monolithic		Russel Kitchens 951-830-8716 **Pricing \$30 sq.ft.
*C/1A	Optional Pattern: Glaze 59562	*Pattern not displayed on board	
C/2	Manf: Shaw Style: Transparent 59563 Color: Moonstone 62500 Type: Tile Layout: Monolithic		Russel Kitchens 951-830-8716
ITEM	SPECIFICATION	LOCATION	CONTACT

Option 3_ Dill Grass

February 2015

	Manf: Shaw Style: Portal Tile 5T035 Color: Black Chocolate 34751 Type: Walk Off Tile Layout: Monolithic	Lobby & Employee Entrance	
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RUBBER BASE

RB/1	Manf: Burke Flooring Style: Burke Base - 1/8" Cove Color: 597 Mocha Size: 4" H	General	
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VINYL COMPOSITION TILE

VCT/1	Manf: Armstrong Style: Excelon Stonetex Color: 52180 Spanish Moss Size: 12" x 12"	Break Room, Storage Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
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VCT/2	Manf: Armstrong Style: Excelon Stonetex Color: 52155 Forest Moss Size: 12" x 12"	Break Room, Storage Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
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VCT/3	Manf: Armstrong Style: Imperial Texture Standard Excelon Color: 51899 Cool White Size: 12" x 12"	Comm. Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
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PROCELAIN TILE FLOOR

PT/1	Manf: Daltile Style: City View Color: CY05 - Neighborhood Park Size: 18 x 18 or 12 x 24	Lobby	Katie Brassieur 909-851-6510
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PT/2	Manf: Daltile Style: City View Color: CY07 - Village Café Size: 18 x 18 or 12 x 24	Lobby <i>Not displayed on board</i>	Katie Brassieur 909-851-6510
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PT/Grout	Manf: Custom Building Products Style: Polyblend Grout Colors Color: 52_Tobacco	Restroom Wall Tile	Katie Brassieur 909-851-6510
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CERAMIC TILE WALLS

CT/1	Manf: Daltile Style: Modern Dimensions Color: 0161 Urban Putty Size: 4.5" x 8.5"	Border, Accent, Restroom Wall Tile 5' high	Katie Brassieur 909-851-6510 CMAS Contract # 4-00-56-0005A
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ITEM SPECIFICATION LOCATION CONTACT

	Manf: Daltile		Katie Brassieur
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DPSS STANDARD INTERIOR FINISHES LIST

February_2015

OPTIONS 4_ Periscope

ITEM	SPECIFICATION	LOCATION	CONTACT
PAINT			
P/1	Manf: Dunn Edwards/Suprema Color: DE6208 Tuscan Mosaic Finish: Eggshell	Accent Walls	
P/2	Manf: Dunn Edwards/Suprema Color: DE5873 Periscope Finish: Eggshell	Accent Walls	
P/3	Manf: Dunn Edwards/Suprema Color: DEC764 Inside Passage Finish: Eggshell, Semi-gloss @ Restrooms	General Area	
P/4	Manf: Dunn Edwards/Suprema Color: DE6207 Egyptian Sand Finish: Eggshell, Semi-gloss @ Restrooms	General Area, Accent Walls	
P/5	Manf: Dunn Edwards/Suprema Color: DE6198 Cream Wave Finish: Eggshell	Offices, Storage Rm, Comm Rm <i>Not Displayed on Board</i>	
	Manf: Dunn Edwards/Suprema Color: DE5794 Lake Winnipeg Finish: Eggshell	SFIS and DMV Background	
CORNER GUARD			
	Manf: In Pro Corp. Style: 160 Series High Impact Color: Antique White Size: 2" Thick	General	www.inprocorp.com 800.222.5556
CARPET			
C/1	Manf: Shaw Style: Glaze 59562 Color: Eartenware 62750 Type: Tile Layout: 1/4 Turn Manf: Shaw		Russel Kitchens 951-830-8716 *Special Pricing
ITEM	SPECIFICATION	LOCATION	CONTACT

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C/2	Style: Transparent 59563 Color: Moonstone 62500 Type: Tile Layout: 1/4 Turn		Russel Kitchens 951-830-8716
	Manf: Shaw Style: Portal Tile 5T035 Type: Walk Off Tile Layout: Monolithic	Lobby & Employee Entrance	
RUBBER BASE			
RB/1	Manf: Burke Flooring Style: Burke Base - 1/8" Cove Color: 597 Mocha Size: 4" H	General	
VINYL COMPOSITION TILE			
VCT/1	Manf: Armstrong Style: Excelon Stonetex Color: 52148 Blue Spruce Size: 12" x 12"	Break Room, Storage Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
VCT/2	Manf: Armstrong Style: Excelon Stonetex Color: 52143 Sandstone Size: 12" x 12"	Break Room, Storage Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
VCT/3	Manf: Armstrong Style: Imperial Texture Standard Excelon Color: 51899 Cool White Size: 12" x 12"	Comm. Room	Continental Flooring Rick Bickler 800.825.1221 x206 CMAS Contract # 4-00-56-0005A
PROCELAIN TILE FLOOR			
PT/1	Manf: Daltile Style: City View Color: CY05 - Neighborhood Park Size: 18 x 18 or 12 x 24	Lobby	Katie Brassieur 909-851-6510
PT/2	Manf: Daltile Style: City View Color: CY07 - Village Café Size: 18 x 18 or 12 x 24	Lobby <i>Not displayed on board</i>	Katie Brassieur 909-851-6510
PT/Grout	Manf: Custom Building Products Style: Color: 52_Tobacco		Katie Brassieur 909-851-6510
ITEM	SPECIFICATION	LOCATION	CONTACT
CERAMIC TILE WALLS			